

**TRADITION AT WILLBROOK PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.**

REGULAR MEETING OF THE BOARD OF DIRECTORS

November 19, 2009

MINUTES

Pursuant to call, the Board of Directors for Tradition at Willbrook Plantation Property Owners Association, Inc. held their regularly scheduled meeting on Thursday, November 19, 2009, at the Tradition Clubhouse in Litchfield, South Carolina.

The following members of the Board were present:

Frank D'Amato
Bill Renault
Merry Cotton

ESTABLISHMENT OF QUORUM

Also present was Ed Kemble of Chicora Development, Managing Agent for the Association, and homeowners Mr. Ron Brugge, Mr. Joe Stacy and Mrs. Rebecca Stacy. Mr. Tom Ellison, Board Secretary, and Mr. Ron Eaglin, Director, were not present at this meeting. Mr. Kemble served as Recording Secretary. President D'Amato called the meeting to order at 2:36 p.m., after having established a quorum.

COMMITTEE REPORTS

SOCIAL

A par three golf tournament will be held at the Tradition Golf Club on December 6, 2009, in the afternoon, and will cost \$25.00 for golf and meal, or \$12.00 for meal only.

COVENANTS

Mr. Auerbach's property at 55 Boatman Drive is being worked on. No action will be taken at this time.

The question was raised asking the Board if they would allow a homeowner to speak on SC 30 HOA bill. The homeowner's associates are thoroughly familiar with the bill and its impact on the community. The Board said they would schedule after the holidays.

The placement of house numbers on both sides of the mailboxes was discussed. It was stated that Midway Fire and Rescue want both sides identified.

Also, Bill Renault stated that it is in the Rules and Regulations to have both sides of the mailbox numbered. A mass mailing will be performed to inform the homeowners.

ARB

A new home application to build in the subdivision shows encroachment on the setback lines. Georgetown County states they have no problem with the encroachments. The Association has never allowed encroachment, and the Tradition POA attorney states that they do not have to allow it now, if they have not allowed it in the past. The ARB is communicating the association position to the owners. The ARB is open to a revised plan.

WILLBROOK BOULEVARD

All Association Boards belonging to the Litchfield By The Sea association has been invited to attend a meeting on Friday, November 20, 2009.

BUILDING AND GROUNDS

See Exhibit A.

The Board has sent a letter to Pryor Landscaping Company discontinuing their contract. The contract will terminate on December 31, 2009.

MINUTES

Upon a motion by Mr. Bill Renault, seconded by Merry Cotton, and unanimously adopted, the Minutes of the October 22, 2009 Regular Board Meeting were approved as written.

FINANCIAL REPORT

The financial report for the month of October 2009 had been previously sent to the Board. Upon a motion by Merry Cotton, seconded by Bill Renault, and unanimously approved, the financial report was adopted as written.

UNFINISHED BUSINESS

Frank D'Amato purchased a portable sound system for the clubhouse. It is available to groups upon requests to Frank or Tom Ellison.

A second TV has been stolen from the clubhouse. The Board has decided not to replace the TV, but to look into alternate means of viewing presentations and videos in the clubhouse.

The Board discussed installing security systems in the clubhouse, but could not reach a conclusion on the installation. The matter will be investigated further and will await the return of Tom Ellison and Ron Eaglin.

Frank D'Amato has discussed the illegal U-turns accomplished at the entrance to Tradition by parent's unloading/loading children at the school. Frank had law enforcement in last week to observe. It was obvious that there was sufficient numbers and that enough parents were in fact using the entrance to Tradition to warrant police presence. Frank stated he would be willing to pay off-duty officers to patrol for a limited time. The Sheriff's office stated they would discuss the possibility.

Joe and Rebecca Stacey are homeowners who were present to discuss the illegal U-turn issue. Their views are in line with the Board as it relates to appropriate means to abate the U-turns.

Both the Tradition and Ricefields Associations have agreed to donate a podium with sound equipment to the high school. The high school does not have this equipment for the auditorium. A plaque will be mounted on the podium listing the donators. We currently use the facilities free of charge.

NEW BUSINESS

An interior decorator has been asked to look at the clubhouse to determine best décor. The Board would like to concentrate on the clubhouse improvements in the upcoming year.

The new management company will be sending out a mass mailing in December, to property owners containing information on the 2010 regime fees. The new management company (Kuester) will not be using coupons as was previously used by our current management company (Chicora). Property owners who previously used coupons will now receive a monthly statement similar to a monthly credit card statement that you are familiar with for your personal credit cards. Those using automatic drafts from your bank will not receive a monthly statement.

NEXT MEETING

The next regularly scheduled meeting will be on December 17, 2009 at 3:00 p.m. at the Clubhouse at Tradition in Litchfield, South Carolina.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 4:30 p.m.

Accepted:

Ed Kemble
Recording Secretary

Tom Ellison, Secretary

Date Approved and Signed